

Oak Bluffs CPC Meeting
01/16/07
Oak Bluffs Library 2nd floor conference room

Members Present: Stephen Durkee, Chairman. Joan Hughes, Alison Shaw, Peter Martell, James Westervelt, Mike Marchand, Harvey Beth.

Also Present: Adam Wilson, Administrative Assistant & Charles Rock via speakerphone from New York.

The meeting began at 10:03 am

-Peter motioned the minutes from 01/9 to be approved. Mike seconded.

The Board voted 8 - 0 to approve Jan 9th's meeting minutes.

-Dave Grunden, The Town's Shellfish Warden, went first before the Committee to present a Farm Pond Invasive Species Mapping request. He said Farm Pond is a vital resource for both open space and potentially recreation. His department plans to apply to many different agencies and organizations for funds to help better the pond. Joan asked if the mapping hardware can be used by other departments. Dave said the Cemetery Department could also use it. Peter asked if there is any shellfish in the Pond. Dave said there are certain species but fishing is still off limits due to high nitrogen concentrations.

-Alison asked about other steps to improve the pond's water quality. Dave said the culvert should be wider but there are restrictions because the culvert is under a state road. The Shellfish Department does have a maintenance permit that allows sand to be removed from the culvert. Harvey asked if there would be additional personnel to manage the data and how would that be financed. Dave said he is currently appealing to the Personnel Board on changing his department around to handle any extra people needed.

-The next application Dave talked about is the request for funds to establish a loan program to denitrify the ponds. It is a pilot program to encourage people to put in a denitrifying system when homeowners either install new or upgrade septic systems close to the coastal bodies of water and the island ponds. He says that it is critical to keep nitrogen loading from occurring in our ponds and by creating this program, it would provide incentives for people needing extra cash to pay for the additional costs of installation. He says he is working with island banks to secure low interest loans for this type of program. Joan asked what is the additional cost for a denitrifying system and how much does the money in his application help offset the cost? Dave said it depends on the system. Some are more expensive than others ranging in price that can vary by as much as ten grand. Peter asked if the funds are for upgrades only. Dave said yes, depending on what type of system. But the request for funding is for seed money only and not intended to "buy" an entire system. Dave talked about his experience working with the island banks and hopes to show there's money to be made. Alison encouraged Dave to talk with different banks, especially the Martha's Vineyard Cooperative, who she thinks would be very interested. Alison asked about the time frame. Dave said he'd use the funds within the year if it was approved. Joan said there is other help coming from other Boards. Board of Health now requires title V upgrades for all pond sensitive property areas. Peter complimented Dave on his work in the shellfish department so far.

-Dave talked to Committee members about the replenishment of eel grass and other projects the department is engaged in to increase shellfishing and wildlife in the Town's ponds.

Chuck asked who pays for the culvert expansion. Dave said it would be by the towns but the state would be involved.

-The next application review was for Hartford Park. Richie Combra, Chairman of the Parks Commission, came before the Committee to talk about the \$30,000 request to put in an irrigation system + reseeded + new flower beds. Steven asked if The Cottagers used the park and he said they have

several events. Rich does not see the park's refurbishment allowing an increased use other than what's already scheduled. Harvey asked if the funding has gone through town channels. Rich said it has been on the CIP but keeps getting pushed back. The project has waited ten years for funding. He said the park is very shaded so he doesn't think it would take too much water (once or twice a week). Joan asked about irrigation and Rich said it would be effectively used. Charles asked what the Cottagers might do to contribute to the improvements or if they have a role in overall maintenance. Rich said it's under the jurisdiction of the park commissioners.

-The next application review was for the restoration of the East Chop Lighthouse. Craig Dripps spoke as head of the Lighthouse Restoration Committee for the Vineyard Museum. He said the museum has also applied to Edgartown for its lighthouse and a 250K request is on their town's warrant. He pointed out that if the money can be co-ordinated together, significant savings for both projects would occur. He has a company off island that has currently worked on 80 light house restorations. He showed Committee Members the report he has on the way light houses get restored. His calculations are adjusted for inflation but there are hidden costs. The State Historic commission would be involved. A humidity control system would be installed. East Chop Light House needs work to repair water related damage. He said the ownership of the lighthouses can be a slam dunk if the Historical Society knows there's money to repair them.

-Peter asked about ongoing maintenance. Craig said the rental of the light houses cover expenses (Weddings, sightseeing Tours). The Coast Guard will maintain anything that has to do with navigation and the Parks Department maintains the fencing and the grounds.

-Mike asked how much time to complete the restoration. Craig said by late fall. He said he's going to the East Chop Community for private donations for any overruns. James asked about overall funding. Craig said it will mostly come from the CPA. Charles asked what will happen if the request is less than what's asked, can the EC Community come up with funds? Craig said it's really all or nothing. Harvey asked if MV Society can borrow? Craig said they are at their credit limit.

Next presentation is the Beach to Boardwalk Committee. Nancy Phillips, who Co-Chairs, handed the proposal to Committee Members for the Seaview Avenue Victorian Railing. Terry Appenzellar and Rich Combra sat with Nancy for the presentation.

Nancy stated that the fencing is part of a larger project to revitalize the beachfront. The fence replacement covers 5/10ths of a mile down Seaview Avenue. The project objectives are to preserve the unique character of the Victorian feel of Oak Bluffs. Nancy pointed out postcards she received from Bob Hughes showing the original look of the boardwalk + railing. Nancy showed comments made by members of other town community review boards and civic leaders. They all said a railing should compliment, not contradict Oceanpark and the community around it.

The current fence is galvanized steel railing. She showed slides of the poor condition the fence is currently in and the condition of the beach and facilities and bus drop off area.

-Nancy stated that she talked with people in Boston about permitting for fencing next to the water. She showed pictures of different railings in Boston. She showed a perimeter railing at the Corbin Norton House that the task force wants to go through with as far as the type of fencing the Seaview rail would have.

-Peter asked about vandalism. Nancy said the railing would have to be reinforced. Nancy talked about working with different mechanical engineers on different types of materials that could be used.

-Stainless steel – no maintenance, color galvanization, expensive

-Copper Patina – preferred to bronze, but Nancy stated that Dave Wilson, Chairman of the Cottage City Historic District Committee (CCHDC), may not be acceptable because it has no historical reference.

-Other materials are subject to rust and deterioration. Wood has too much maintenance requirement. Plastic is not allowed by the CCHDC. Nancy said the committee is leaning towards a horizontal type railing, perhaps with a mesh.

-Peter asked if the sidewalk has to be moved back. Nancy said no but other hazards could be put in place to discourage climbing or potential vandalism to the structure. The proposal is to have the project

finished by March of '08. She also said there is a plan that could produce of a mock up of the railing for public viewing in April. She summed up that the railing will be an intricate part of the revitalization of the whole beach restoration project and getting it off and running will determine how the whole revitalization of the beach will be received.

-Peter asked what the best metal to be used. Rich Combra says it's the architect's decision. Peter says stainless steel will last the longest. Peter asked about vehicle access. Richie said it would be by Seaview Condominiums.

Mike asked how many permits will be needed and who does the permitting. Joan said Coastal Zone Management and other state agencies will be involved because it's part of the larger project. Nancy confirmed that Landscape Architect Tom Wirth is going to design the whole master plan. Joan expressed concerns that parts of the fence may involve stabilization. She thinks that only a part of the fencing should be done to demonstrate how it will look and build the rest of it later. Nancy said the request is for the fence only and if the project needs more time to get all the necessary permits in place then the 200K request should still be approved and if the voters agree can be set until they can go forward.

-Rich said there needs to be something done with the beach and supports the project. The overall rejuvenation of the beach's facilities will be minimal because what's there cannot be improved dramatically.

The last presentation was the Little League Baseball facility at Viera Park. Before the presentation began Mike told committee members he is on Vineyard Baseball's Board of directors. Mike DeBettencourt and Sam Berlow gave the presentation. Rich Combra also sat in. Sam talked about off island facilities he visited and how the Vineyard doesn't have a facility that is safe and accommodating. Most Little League Players are from down island towns. Sam stated that all the island fields used around the island do not have safe parking facilities and dugouts, fences and other protective accommodations.

Mike talked to Committee Members about the success of the Vineyard's baseball program and how the new facility would continue to have community support to maintain it.

-Rich said the Parks Commission voted to unanimously support the project. Neighbors had opportunity to voice concerns at public meeting. Little League will build the project and then the Parks Department will take it over for maintenance. Sam Berlow talked to the Committee about parking concerns. The neighbors said if it's landscaped they won't mind the additional cars. There would be a scoreboard but audio systems are only used for championship games. He showed committee members viewing areas. Stephen asked about the different structures. Sam pointed out the batting cages, the stands + concession. The concession is to make money to maintain the fields.

-Peter asked if funding can be done over several years. Sam said yes but costs would go up. Mike said a 200 + 100K plan might work but not the funding can't work over three years.

-Harvey said the CPA has the ability to do the funding by bonding over several years. Alison asked about the bathrooms. Bathrooms would be located in the concession stand. Mike said there is a plan for the sewer system to expand towards the field. Alison asked if other CPC's have been contacted about money for this park Since it would be used for the island community. Mike said they had only come to Oak Bluffs for funding. He added that island businesses from other towns have made in kind contributions. Tournaments would be allowed and summer baseball could happen.

The committee talked more about safety issues and how pedestrians get to and from fields. Sam showed both the site plan and elevations for the committee to review.

After the Vineyard Baseball Group finished and left, the Committee talked about making tough decisions on all the applications and defending the potential need to borrow future CPC funds. Peter talked about the funding being used over periods of time. Committee members talked about next week's meeting with affordable housing groups. The meeting ended at 12:20pm.